

**MINUTES OF AN ADJOURNED REGULAR
MEETING OF THE TORRANCE CITY COUNCIL**

1. CALL TO ORDER

The Torrance City Council convened in an adjourned regular session at 5:33 p.m. on Tuesday, December 4, 2001, in City Council Chambers at Torrance City Hall.

ROLL CALL

Present: Councilmembers Cribbs, Messerlian, Scotto, Walker, Witkowsky, and Mayor Hardison.

Absent: Councilmember Nowatka.

Also Present: City Manager Jackson, City Attorney Fellows, City Clerk Herbers, and other staff representatives.

16. EXECUTIVE SESSION

The Council immediately recessed to closed session to confer with the City Manager and the City Attorney on agenda matters listed under 16a) Conference with Legal Counsel – Existing Litigation; 16b) Conference with Legal Counsel – Anticipated Litigation; 16c) Public Employee Performance Evaluation – City Attorney; and 16d) Real Property – Conference with Real Property Negotiator, pursuant to California Government Code Sections 54956.9(a), 54956.9(b)(1), 54957, and 54956.8.

The Council reconvened in Council Chambers at 7:05 p.m. No formal action was taken on any matter considered in closed session.

2. FLAG SALUTE/INVOCATION

The Pledge of Allegiance was led by Councilmember Messerlian.

Reverend Bob Aubrey, South Bay Church of God, gave the invocation for the meeting.

3. AFFIDAVIT OF POSTING/WAIVE FURTHER READING

MOTION: Councilmember Cribbs moved to accept and file the report of the City Clerk on the posting of the agenda for this meeting. The motion was seconded by Councilmember Messerlian, and hearing no objections, Mayor Hardison so ordered (absent Councilmember Nowatka).

MOTION: Councilmember Cribbs moved that after the City Clerk has read aloud the number and title to any resolution or ordinance on the meeting agenda, the further reading thereof shall be waived, reserving and guaranteeing to each Councilmember the right to demand the reading of any such resolution or ordinance in regular order. The

motion was seconded by Councilmember Messerlian, and hearing no objections, Mayor Hardison so ordered (absent Councilmember Nowatka).

4. WITHDRAWN OR DEFERRED ITEMS

None.

5. COUNCIL COMMITTEE MEETINGS AND ANNOUNCEMENTS

Mayor Hardison requested that the meeting be adjourned in memory of Patricia Post Rudnick.

Mayor Hardison announced that Torrance Transit was offering its Holiday "Shopper's Special" shuttle service between Del Amo Fashion Center along Hawthorne and Artesia Boulevards. The "Shopper's Special" begins at 9:30 a.m. and runs every hour from 10:00 a.m. to 6:00 p.m. every Saturday and Sunday through December 23. The service is free to all riders, however, interagency transfers are fifteen cents. Torrance Transit provides this free service to its passengers to show appreciation for their patronage throughout the year.

6. COMMUNITY MATTERS

6a. RECOGNITION OF PETER EARL, PLANNER FROM LEWES, ENGLAND

Mayor Hardison presented a plaque to Peter Earl, a participant in the exchange program between members of the American Planning Association and members of the Royal Town Planning Association.

6b. RECOGNITION OF BOB PAULSON, W/IN BOARD MEMBER

Deferred to meeting of December 11, 2001.

6c. PROCLAMATION RE "ADOPT-A-SCHOOL WEEK"

Mayor Hardison presented a proclamation declaring the week of December 3 through December 7, 2001 as "Adopt-A-School Week" in the City of Torrance to Richard Tsao, Chairman of the Torrance Area Chamber of Commerce. Adopt-A-School Program certificates were presented to: John Schoen, Radium Open Air Market; Margarit Prokopik, Honeywell; Stacy Zinda, Torrance Marriott; Caryn Ratcliff, Daily Breeze; Pam Kenoyer, Moog, Inc.; Toni Warner, Virco Manufacturing Corp.; Milli McFadden, Costco Wholesale; Kathryn Joiner, Torrance Memorial Medical Center; Mary Sereno, Sam's Club; Jennifer Abraham, Exxon Mobil Corp.; Patty Park, Toyota Motor Sales, USA, Inc.; Linda Johnson, Time Warner; Hank Ide and Kathleen Shiroma, Hitachi Automotive Products; Anita Ashe, Courtyard by Marriott; Carol Hudak, First Bank; Pam Thompson, Buca de Beppo; Steve Morikawa, American Honda Motor Co., Inc.; Minh Nguyen, TRW; Paul McCabe, Sunrider International; and Stanley Dunn, South Bay Bank.

7. **CONSENT CALENDAR**

7a. **INVESTMENT REPORT FOR OCTOBER 2001**

Recommendation

Recommendation of the **City Treasurer** that City Council accept and file the monthly investment report for the month of October 2001.

7b. **AUTHORIZATION TO AMEND EMPLOYMENT AND TRAINING AGREEMENT**

Recommendation

Recommendation of the **Human Resources Director** that City Council approve the execution of Amendment One to the City of Los Angeles Welfare-to-Work agreement revising the insurance provision.

7c. **PURCHASE ORDER RE CHEVROLET SUBURBAN**

Recommendation

Recommendation of the **General Services Director** that City Council authorize the award of a purchase order to Wondries Chevrolet of Alhambra, California, in the amount of \$37,141.88 including sales tax, for the purchase of one (1) year 2002 Chevrolet Suburban. (B2001-41)

7d. **2001-02 GRANT PROGRAM FUNDING FOR NON-PROFIT ARTS ORGANIZATIONS**

Recommendation

Recommendation of the **Cultural Arts Commission** and the **Parks and Recreation Director** that City Council approve funding under the year 2001 Grant Program for Non-Profit Organizations to be awarded to El Camino College Foundation (\$960), South Bay Ballet (\$1,000), Palos Verdes Players (\$1,000), and Peninsula Symphony Association at the Armstrong Theatre (\$1,000) for a total of \$3,960.

7e. **AMENDMENT RE BRINKS INCORPORATED CONTRACT**

Recommendation

Recommendation of the **Transit Director** that City Council approve an amendment to the Brinks Incorporated contract (C99-128) for final contract amount not to exceed \$84,000 to cover additional costs to process and deposit fare revenues resulting from the Los Angeles County Metropolitan Authority (MTA) "work stoppage" in October, 2000.

7f. **AMENDMENT TO BERRYMAN & HENIGAR CONSULTING SERVICES AGREEMENT RE OCEAN AVENUE PROJECT**

Recommendation

Recommendation of the **Engineering Director** that City Council:

- 1) Approve an amendment to Consulting Services Agreement (C2000-226) with Berryman & Henigar to extend the term until January 31, 2002 for the

- continuation of design services, construction management and inspection services for the Ocean Avenue Rehabilitation project (I-8); and
- 2) Authorize the Mayor to execute and the City Clerk to attest to said amendment.

7g. DONATION AND DISTRIBUTION OF YOUTH COUNCIL DONATION FUND

Recommendation

Recommendation of the **Parks and Recreation Director** that City Council approve a \$1,000 donation from the Torrance Youth Council Donation Fund to the Volunteer Center for Operation Teddy Bear.

7h. 2000-01 LOSS ALLOCATION PROGRAM

Recommendation

Recommendation of the **Human Resources Director** that City Council approve the appropriation of \$432,724 from the Self-Insurance Fund to departments to reward their employees for having achieved savings in liability and or workers' compensation costs.

Considered separately, see below.

7i. AMENDMENT TO BERRYMAN & HENIGAR CONSULTING SERVICES AGREEMENT RE NEWTON STREET/MADISON STREET PROJECT

Recommendation

Recommendation of the **Engineering Director** that City Council:

- 1) Approve a Third Amendment to Consulting Services Agreement (C1999-121) with Berryman & Henigar in order to extend the term until June 30, 2002 for the continuation of professional services in conjunction with the Newton Street/Madison Street Pavement Rehabilitation; and
- 2) Authorize the Mayor to execute and the City Clerk to attest to said Amendment.

MOTION: Councilmember Witkowsky moved for the approval of Consent Calendar Items 7a through 7i, excluding Item 7h. The motion was seconded by Councilmember Scotto and passed by unanimous roll call vote (absent Councilmember Nowatka).

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Item 7h was considered separately at this time.

7h. 2000-01 LOSS ALLOCATION PROGRAM

Recommendation

Recommendation of the **Human Resources Director** that City Council approve the appropriation of \$432,724 from the Self-Insurance Fund to departments to reward their employees for having achieved savings in liability and or workers' compensation costs.

Councilmember Scotto requested that this item be deferred to December 11, 2001, pending more detailed information.

MOTION: Councilmember Witkowsky, seconded by Councilmember Scotto moved to defer Item 7h to December 11, 2001; hearing no objection, Mayor Hardison so ordered.

9. PLANNING AND ECONOMIC DEVELOPMENT

9a. FASHION WAY STREETSCAPE IMPROVEMENT PROJECT

Recommendation

Recommendation of the **Engineering Director** and the **Planning Director** that City Council:

- 1) Adopt a Resolution authorizing the Mayor to execute and the City Clerk to attest to Program Supplemental Agreement No. 005-M to Master Local Agency-State Agreement No. 07-5249 to obtain Federal funds for the design of the Fashion Way Streetscape Improvement Project from Hawthorne Boulevard to Madrona Avenue;
- 2) Approve an Agreement with DGA Consultants, Inc. in an amount not to exceed \$117,926 to provide technical services for the design of the Fashion Way project;
- 3) Authorize the Mayor to execute and the City Clerk to attest to said Agreement with DGA Consultants, Inc.; and
- 4) Authorize the use of Proposition C funds for the engineering design as allocated for the Del Amo District Fashion Way MTA (S-7) and the Fashion Way Pavement Reconstruction (E-6) projects in the amounts of \$68,397 and \$49,397 respectively.

Traffic Planner Semaan summarized the written material of record.

In response to Mayor Hardison's inquiry, Mr. Semaan advised that, in preliminary discussions, adjacent property owners expressed support for the streetscape portion of the project, including the bikeway, however, they want to see the conceptual design before they consider granting the necessary easements. Mayor Hardison commented on the need to follow a strict timeline on this project so the reconstruction and repaving of Fashion Way can move forward.

Councilmember Witkowsky expressed concerns about the impact on adjacent businesses, and Mr. Semaan explained that the project would be phased so that access to businesses would be maintained.

Responding to Councilmember Messerlian's inquiry, Mr. Semaan provided clarification regarding the selection process for the consultant.

MOTION: Councilmember Messerlian moved to concur with the staff recommendation. The motion was seconded by Councilmember Cribbs and passed by unanimous roll call vote (absent Councilmember Nowatka).

RESOLUTION NO. 2001-147

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE AUTHORIZING AND DIRECTING THE MAYOR TO EXECUTE PROGRAM SUPPLEMENT AGREEMENT NO. 005-M TO ADMINISTERING AGENCY-STATE AGREEMENT NO. 07-5249 BETWEEN THE CITY OF TORRANCE AND THE STATE OF CALIFORNIA FOR THE DESIGN OF STREET IMPROVEMENTS ON FASHION WAY BETWEEN MADRONA AVENUE AND HAWTHORNE BOULEVARD

MOTION: Councilmember Messerlian moved for the adoption of Resolution No. 2001-147. The motion was seconded by Councilmember Cribbs and passed by unanimous roll call vote (absent Councilmember Nowatka).

11. **ADMINISTRATIVE MATTERS**

11a. **CONTINUATION OF STATE OF LOCAL EMERGENCY**

Recommendation

Recommendation of the **City Manager** and the **City Attorney** that City Council continue the state of local emergency proclaimed March 2, 2001 for properties located on Carolwood Drive and Singingwood Drive.

Building and Safety Director Isomoto reported that eight more homes were added to the list of properties that most likely would have to be vacated during the rainy season; that a neighborhood meeting was held the previous evening to update residents on the situation; and that, with the concurrence of property owners, the Street Department was putting plastic on the slope except for the most unstable area on the upper portion of Carolwood Drive, which was taken care of by the homeowners.

MOTION: Councilmember Scotto moved to concur with the staff recommendation. The motion was seconded by Councilmember Walker and passed by unanimous roll call vote (absent Councilmember Nowatka).

11b. **RESULTS OF NOVEMBER 6, 2001 MUNICIPAL ELECTION**

Recommendation

Recommendation of the **City Clerk** that City Council adopt RESOLUTION 2001-146 declaring the results of the Special Municipal Election consolidated with the Unified District Election held in the City of Torrance on November 6, 2001, for the purpose of submitting to the electors of the City an Initiative Petition regarding the repeal of street lighting assessments

City Clerk Herbers reported that the results of the November 6, 2001 Special Municipal Election have been certified by the Los Angeles County Registrar-Recorder and that Measure Q was defeated as reflected in the following vote: – Yes: 5,130; No: 7,685. She requested that the Council adopt a Resolution declaring the results.

RESOLUTION NO. 2001-146

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE DECLARING RESULTS OF THE SPECIAL MUNICIPAL ELECTION CONSOLIDATED WITH THE LOS ANGELES COUNTY ELECTION HELD IN THE CITY OF TORRANCE ON NOVEMBER 6, 2001, FOR THE PURPOSE OF SUBMITTING TO QUALIFIED ELECTORS OF SAID CITY AN INITIATIVE PETITION TO REPEAL ASSESSMENTS ON STREET LIGHTING

MOTION: Councilmember Messerlian moved for the adoption of Resolution No. 2001-146. The motion was seconded by Councilmember Scotto and passed by unanimous roll call vote (absent Councilmember Nowatka).

11c. PERMIT EXPEDITING PROGRAM

Recommendation

Recommendation of the City Manager and the Building and Safety Director that
City Council:

- 1) Appropriate \$100,000 from the Economic Development Reserve;
- 2) Approve the implementation of a Permit Expediting and Reimbursement Program; and
- 3) Approve a contract with California Code Check for plan review services on an as needed basis, in an amount not to exceed \$100,000.

Assistant to the City Manager Sunshine reported that this program would allow the City to offer an expedited plan check review process using an outside consultant and noted that the applicant requesting the expedited process would be required to reimburse the City for all costs. He explained that the \$100,000 appropriation from the Economic Development Reserve would be used as seed money for the contract and that it would become a revolving fund as the City is reimbursed.

Councilmember Cribbs stated that she thought it was an excellent idea, but suggested that the applicant be required to pay the fees up front so there would be no need to expend City funds.

City Manager Jackson advised that the City cannot enter into a contract unless funds are set aside for that purpose; that the total cost of expediting a project is not known at the outset; and that having this contract in place will allow the City to authorize the contractor to begin reviewing a project immediately without waiting for reimbursement.

At Councilmember Messerlian's request, Building and Safety Director Isomoto explained the current expedited process and how the proposed contract would improve it.

Councilmember Witkowsky expressed concerns that businesses that do not have the financial means to pay for the expedited process will have to wait longer to have their projects approved.

Building and Safety Director Isomoto explained that the Building and Safety Department has a number of programs which allow an applicant to expedite a project,

most of which require additional funding beyond the standard fees, and that this program will mainly appeal to applicants with large, multi-million dollar projects where a few weeks' delay can significantly increase costs. He noted that while the City's normal plan check process takes longer than the expedited process, it is well within the average of surrounding cities.

Councilmember Walker voiced support for the program, noting that it would help businesses avoid expensive delays at no cost to the City or taxpayers.

MOTION: Councilmember Walker moved to concur with the staff recommendation. The motion was seconded by Councilmember Scotto and passed by unanimous roll call vote (absent Councilmember Nowatka).

Councilmember Cribbs requested that staff investigate whether it is possible to have a contract without encumbering City funds, noting that there is an expense associated with this contract because the City loses the use of the money until the reimbursement is received.

11d. RESOLUTION NO. 2001-154 RE EXECUTIVE AND MANAGEMENT EMPLOYEES

Recommendation

Recommendation of the **City Attorney** that City Council approve a Resolution amending Resolution 2001-83 setting forth changes regarding wages, hours, and working conditions for Executive and Management employees by establishing a pay range and benefit package for limited tenure non-classified positions of Legal Counselor I, II, and III.

City Attorney Fellows summarized the written material of record.

RESOLUTION NO. 01-154

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE
AMENDING RESOLUTION 2001-83 SETTING FORTH CHANGES
REGARDING HOURS, WAGES, AND WORKING CONDITIONS FOR
EXECUTIVE AND MANAGEMENT EMPLOYEES

MOTION: Councilmember Messerlian moved for the adoption of Resolution No. 01-154. The motion was seconded by Councilmember Cribbs and passed by unanimous roll call vote (absent Councilmember Nowatka).

11e. SKYPARK BONDS

Recommendation

Recommendation of the **Finance Director** and the **City Treasurer** that City Council adopt a Resolution approving the issuance by the Redevelopment Agency of the City of Torrance of Tax Allocation Refunding Bonds to refund the Agency's Skypark Redevelopment Project 1987 Tax Allocation Refunding Bonds, and the purchase of the Agency's Refunding Bonds and amending Resolution No. 2001-73 establishing the Statement of Investment Policy for Fiscal Year 2001-2002 in accordance with certain guidelines.

Finance Director Tsao summarized the written material of record.

RESOLUTION NO. 2001-148

A RESOLUTION APPROVING THE ISSUANCE BY THE REDEVELOPMENT AGENCY OF THE CITY OF TORRANCE OF TAX ALLOCATION REFUNDING BONDS TO REFUND THE AGENCY'S SKYPARK REDEVELOPMENT PROJECT 1987 TAX ALLOCATION REFUNDING BONDS, AND THE PURCHASE OF THE AGENCY'S REFUNDING BONDS

MOTION: Councilmember Messerlian moved for the adoption of Resolution No. 2001-148. The motion was seconded by Councilmember Witkowsky and passed by unanimous roll call vote (absent Councilmember Nowatka).

RESOLUTION NO. 2001-149

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE AMENDING RESOLUTION NO. 2001-73 ESTABLISHING THE STATEMENT OF INVESTMENT POLICY FOR FISCAL YEAR 01-02 IN ACCORDANCE WITH CERTAIN GUIDELINES

MOTION: Councilmember Messerlian moved for the adoption of Resolution No. 2001-149. The motion was seconded by Councilmember Scotto and passed by unanimous roll call vote (absent Councilmember Nowatka).

12. HEARINGS

12a. CUP01-00026, TTM53576, VAR01-00002 (EAS01-00009): ANASTASI DEVELOPMENT COMPANY LLC/ SUBTEC -- CHERYL VARGO

Recommendation

Recommendation of the **Planning Director** and the **Planning Commission** that City Council deny the appeal and take the following action on property located at 22525 Kent Avenue:

- 1) Adopt a Negative Declaration;
- 2) Approve a Conditional Use Permit to allow the construction of a three story, 21-unit condominium project with a floor area ratio over 0.6;
- 3) Approve a Tentative Tract Map for condominium purposes; and
- 4) Approve a Variance to allow the required third garage space for each unit to be in tandem.

Mayor Hardison announced that this was the time and place for a public hearing on this matter, and City Clerk Herbers confirmed that the hearing was properly advertised.

With the aid of slides, Planning Manager Isomoto briefly described the proposed project, noting that the applicant was requesting a Variance to allow the third parking space in each unit to be in tandem. She discussed the Planning Commission's action on this project, indicating that the Commission approved the project by a vote of 4 to 3, and reported that the Planning Director was recommending denial of the appeal and approval of the project.

In response to Mayor Hardison's inquiry, Planning Manager Isomoto stated that Planning staff encourages developers to provide the required parking without applying for a Variance, however, projects utilizing tandem parking arrangements are becoming increasingly popular with developers. She noted that a condition of approval requires that the Covenants, Conditions and Restrictions (CC&Rs) include a provision prohibiting the use of the tandem space for storage.

Councilmember Scotto expressed concerns about the adequacy of the turning radius into the garages of Units A-1 and A-14. Planning Manager Isomoto advised that the 25 feet provided meets minimum Code requirements, but conceded that it would take some maneuvering to get in and out of these garages. She noted that the Council could add a condition requiring an increase in this dimension.

Responding to questions from the Council, Planning Manager Isomoto provided information about other projects with similar parking arrangements; confirmed that the proposed project would be identical to the existing project to the north (Seatterra); reported on the Floor Area Ratio of the proposed project and nearby developments; and discussed the basis for Transportation Planning Division's finding that the project would not have a significant impact on traffic.

Ms. Cheryl Vargo, representing Anastasi Development, distributed renderings of the proposed project; photographs of the adjacent Seatterra project; a traffic generation forecast prepared by Linscott, Law & Greenspan Engineers; and a profile of the rear elevation. Commenting on the Variance, she explained that Torrance requires more parking for three-bedroom units than other cities and the tandem configuration allows greater design flexibility. She pointed out that the project provides 13 more parking spaces than the Code requires and noted that the Council recently approved a similar parking arrangement for an 11-unit project at Beryl and 190th Street. She outlined the results of the traffic analysis, reporting that the proposed project would generate significantly less traffic than the existing church and day care center. She indicated that she had met with representatives of Arnold School PTA and nearby homeowners and the issues discussed related mainly to traffic and parking. She noted that the applicant had agreed to increase the height of the rear wall to eight feet, to plant trees along the wall, and to limit the hours of construction on weekends in response to neighbors' requests.

Mayor Hardison questioned whether the turning radius could be increased for Units A-1 and A-14 to allow easier access to their garages, and Ms. Vargo stated that she did not believe the buildings could be shifted without impacting the open space.

Ms. Laurie Grella, 22506 Ladeene Avenue, maintained that the proposed project would overwhelm single-family residences on Ladeene and that it was not compatible with the neighborhood. She suggested that a development similar to the one on Carson Street across from First Lutheran Church, which has single-family type homes, would be more appropriate for this site.

Ms. Elaine Marsilio, 22518 Ladeene Avenue, stated that she also felt this project would be overwhelming to residents on Ladeene; related her experience that some of the people living in the Seatterra project park in guest parking and on the street; and contended that once the church is gone, traffic will increase because children who now walk to school from the church's day care center will have to be transported.

Mayor Hardison noted that the project on Carson Street to which Ms. Grella referred is zoned R-1 and R-2.

MOTION: Councilmember Walker moved to close the public hearing. The motion was seconded by Councilmember Scotto and passed by unanimous roll call vote (absent Councilmember Nowatka).

Councilmember Walker commented that he saw no reason to deny this project when it is the mirror image of the adjacent project which turned out very well and seems to have addressed the needs of the people who moved in there. He stated that he understood the concerns of the residents of the single-family neighborhood to the rear of the project, but pointed out that they would be faced with almost the same situation if two-story houses were built next to them.

Councilmember Messerlian stated that he would not support a project just because it is the mirror image of another project and commented on elected officials' responsibility to surrounding residents, as well as to those who will occupy the units, to put the best product possible on the market. He indicated that he would reluctantly support the proposed project because it would likely be the last project of its kind on this short street, which has been developed as a multi-family neighborhood. He voiced his opinion that eventually decisions are going to have to be made about the future direction of the City's development, indicating that he was disturbed the trend to cram projects that meet only minimum standards into residential neighborhoods and favored more open space.

Voicing support for the project, Councilmember Witkowsky commented on the increasing demand for all types of housing in the South Bay area, noting that many seniors are downsizing. She stated that she thought the proposed development was a beautiful project that would increase the value of all the homes surrounding it and provide more affordable housing for young people who want to live in Torrance.

Clarifying his earlier remarks, Councilmember Walker stated that he thought it was a great benefit to be able to view the completed Seaterra project; noted that it is the best and least dense housing on the street; and voiced his opinion that the proposed project fits in very well at this location and fills out the street.

Councilmember Messerlian noted that first-time buyers were unlikely to be able to afford these units because, according to his estimation, their price would be in the range of \$400,000.

In response to Mayor Hardison's inquiry, Planning Manager Isomoto advised that the proposed project has an FAR of 0.92.

Mayor Hardison stated that, while she had no reason to deny the project because it meets Code requirements and multi-family housing is appropriate for the site, she was concerned about the bulk. She noted that there would be almost a solid wall of housing when viewed from single-family residences on Ladeene Avenue and requested that staff look into the issue of improving compatibility where an R-1 zone abuts a C-1/R-3 zone. She stated that parking has always been an issue on this street, mainly because some of the older apartment buildings do not have adequate parking, and that she did not believe this project would make it any worse.

MOTION: Councilmember Witkowsky moved for the approval of the project. The motion was seconded by Councilmember Cribbs and passed by unanimous roll call vote (absent Councilmember Nowatka).

MOTION: Councilmember Witkowsky moved to adopt a Negative Declaration. The motion was seconded by Councilmember Scotto and passed by unanimous roll call vote (absent Councilmember Nowatka).

RESOLUTION NO. 2001-150

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE, CALIFORNIA, APPROVING A CONDITIONAL USE PERMIT AS PROVIDED FOR IN DIVISION 9, CHAPTER 5, ARTICLE 1 OF THE TORRANCE MUNICIPAL CODE TO ALLOW THE CONSTRUCTION OF A 21-UNIT MULTIPLE OWNER OCCUPIED RESIDENTIAL DEVELOPMENT WITH A FLOOR AREA RATIO OVER 0.6 AND UNITS THAT ARE THREE STORIES IN HEIGHT ON PROPERTY LOCATED IN THE C-1 ZONE AT 22525 KENT AVENUE

**CUP01-00026I ANASTASI DEVELOPMENT COMPANY LLC/
SUBTEC – CHERYL VARGO**

MOTION: Councilmember Witkowsky moved for the adoption of Resolution No. 2001-150. The motion was seconded by Councilmember Scotto and passed by unanimous roll call vote (absent Councilmember Nowatka).

RESOLUTION NO. 2001-151

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE, CALIFORNIA, APPROVING TENTATIVE TRACT MAP 53576 FOR CONDOMINIUM PURPOSES ON PROPERTY LOCATED IN THE C-1 ZONE AT 22525 KENT AVENUE

**TTM53576: ANASTASI DEVELOPMENT COMPANY LLC/
SUBTEC—CHERYL VARGO**

MOTION: Councilmember Scotto moved for the adoption of Resolution No. 2001-151. The motion was seconded by Councilmember Witkowsky and passed by unanimous roll call vote (absent Councilmember Nowatka).

RESOLUTION NO. 2001-152

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE, CALIFORNIA, GRANTING A VARIANCE FROM THE PROVISIONS OF DIVISION 9 OF THE TORRANCE MUNICIPAL CODE TO ALLOW TANDEM PARKING ON PROPERTY LOCATED IN THE C-1 ZONE AT 22525 KENT AVENUE

**VAR01-00002: ANASTASI DEVELOPMENT COMPANY LLC/
SUBTEC – CHERYL VARGO**

MOTION: Councilmember Witkowsky moved for the adoption of Resolution No. 2001-152. The motion was seconded by Councilmember Scotto and passed by unanimous roll call vote (absent Councilmember Nowatka).

Councilmember Cribbs requested that staff look into some method of providing a buffer between zones to create more of a separation.

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The Redevelopment Agency met from 8:03 p.m. to 8:05 p.m.

15. ORAL COMMUNICATIONS

City Clerk Herbers invited staff and public to view the works of Torrance Artist Guild member Vipra Singh on display in the City Clerk's office through the end of December.

City Clerk Herbers announced that applications for various advisory commissions were being accepted with appointments to be made at the January 15, 2002 City Council meeting and that there are vacancies on the Civil Service, Cultural Arts, Library, Parks & Recreation, Planning, and Traffic Commissions.

City Clerk Herbers announced that the nomination period for the March 5, 2002 general municipal election for Mayor, three Councilmembers, City Clerk and City Treasurer was officially open and would continue through Friday, December 7. Anyone interested in seeking any of these seats should call the City Clerk's office at 618-2870 to make an appointment to review the material and/or receive nomination papers.

Councilmember Walker wished former mayor Ken Miller a speedy recovery from knee surgery.

Mayor Hardison reported that the Southwood Project Committee had previously asked for a review of the provision in the Hawthorne Boulevard Corridor Specific Plan which allows residential developments; noted that staff had suggested four alternatives; and directed staff to prepare an item so the Council could consider these alternatives.

Joan Pacina, Southwood Project Committee, referring to a letter submitted to the City Council on November 13, 2001, asked that the Del Amo Business Sub-Districts 1 and 2 of the Hawthorne Boulevard Corridor Specific Plan remain commercial and that the City accept no applications for development until formal action is taken by the City Council on the matter. In response, staff advised that any project in process does not have vested rights and noted that there were no applications pending.

Martin Koebel, 5519 Rockview, related his appreciation for having access to hearing devices in order to hear the City Council meeting.

Martin Koebel noted a sidewalk hazard near Lago Seco Park, commenting on the project inspection processes.

Sandi Monda, Southwood Project Committee, expressed appreciation for Council's attention to the Hawthorne Boulevard issue and asked for a tentative date. Responding, Mayor Hardison asked staff to notify the committee of the date as soon as possible.

16. **EXECUTIVE SESSION**

Considered earlier in the meeting, see page 1.

17. **ADJOURNMENT**

At 9:26 p.m., the meeting was adjourned to Tuesday, December 11, 2001, at 5:30 p.m. for an executive session, with the regular meeting commencing at 7:00 p.m. in the Council Chambers.

***Adjourned in Memory of
Patricia Post Rudnick***

Attest:

Mayor of the City of Torrance

Sue Herbers
City Clerk of the City of Torrance

Approved on January 15, 2002